



Docket Number: 1508-PUD-14 (Ordinance No. 15-23)

Petitioner: Langston Residential Development, LLC

Request: A text amendment to modify the development and architectural standards of the Andover Planned Unit Development (PUD) District.

Current Zoning: Andover PUD District (Ordinance 03-40)

Current Land Use: Residential / Agricultural

Zoning History:

- 0306-PUD-03 Andover PUD District (Ordinance 03-40) (12/08/03)
- 0403-DP-13 Overall Development Plan ("Original DP")
- 0403-SPP-03 Overall Primary Plat (03/22/04)
- 1403-SPP-03 Lakes of Westfield Primary Plat (04/07/14)
- 1403-DP-06 Lakes of Westfield Development Plan (04/07/14)
- 1507-PUD-03 Text Amendment (Ordinance 15-19) (06/22/15)

Exhibits:

- 1. Staff Report
- 2. Location Map
- 3. Concept Plan
- 4. Illustrative Renderings
- 5. Amendment Ordinance

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the July 13, 2015, City Council meeting. The petition will receive a public hearing at the July 20, 2015, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Andover Planned Unit Development (PUD) District Ordinance No. 03-40 (the "PUD Ordinance") for the 137.6-acres located on the south side of the future 186th Street between Grassy Branch Road and Shady Nook Road (see **Exhibit 2**).

Property History: The Property was zoned the Andover PUD District in December 2003, and encompasses "Parcels" A, B, C, D, H, I and J of the PUD Ordinance (collectively, the "PUD Parcels"), as identified on the PUD Ordinance's Concept Plan. The original PUD Ordinance was approved to allow the PUD Parcels to be developed for detached single-family residential with minimum lot widths of 65' (60 lots), 80' (50 lots), 90' (50 lots) and 100' (40 lots).

In March 2004, the Property received approval of a primary plat and development plan for 200 single family lots (1.58 du/acre). The 200 single family lots were platted with a mix of lot sizes ranging from 65'-wide to 100'-wide lots.

In April 2014, the Plan Commission approved a new primary plat and development plan for the property with a lower overall density of 199 single-family family lots (1.48 du/acre) and larger lots of 90'-wide (125 lots) and 100'-wide (74 lots) than were proposed in 2004 (see **Exhibit 3**).

This property is being subdivided as the "Lakes of Grassy Branch" and the "Lakes of Shady Nook" (collectively, the "Lakes of Westfield").

In June 2015, the Council approved a text amendment to the PUD Ordinance to incorporate a similar standard from the Unified Development Ordinance (the "UDO") that allows for homes with a side load garage to have a minimum side yard setback of five (5) feet, with an aggregate side yard setback of sixteen (16) feet for the lot.

AMENDMENT REQUEST

Over the last month or two, the Department has been working with the Petitioner and the builders as building permits have been submitted for the neighborhood. In reviewing the building permits, a handful of standards have proven a challenge to comply with for the proposed homes. As a result, the Petitioner is requesting this amendment (see **Exhibit 5**) to revise and clarify these standards as they apply to the Lakes of Westfield.

1) Maximum Building Height:

Existing Standard: 35 feet

Proposed Standard: 2 ½ stories

Rationale: The amendment reflects the UDO¹ standard for single-family homes because modern home designs at this price point generally include taller ceilings and varying roof pitches.

2) Minimum Roof Pitch:

Existing Standard: All residences shall have a minimum roof pitch of 6/12.

Proposed Standard: All residences shall have a minimum roof pitch of 6/12 for the primary roof. The primary roof shall be the portion of the residence's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered. Secondary roofs may be covered with a lower roof pitch.

¹ Article 4.5(G) of the UDO reads "Maximum Building Height: Two and one-half (2 ½) stories" for the SF2: Single-Family Low Density District.

Rationale: Although almost all of the proposed homes have primary roof pitches in excess of 6/12 (see **Exhibit 4**), some of the homes have secondary or rear roof pitches less than 6/12. As a result, the Department initially suggested no minimum roof pitch; however, at the Council introduction, several Council members expressed concerns about establishing no minimum roof pitch. As a result, in working with the Petitioner and builders, the amendment as presented incorporates a version of the standard more prevalent in recent PUD district ordinances which addresses roof pitch minimums for primary and secondary roof lines.

3) Garage Entry:

Existing Standard: The Lakes of Westfield includes Parcel A and Parcel B of the PUD District. Parcel A prohibits front load garages while Parcel B permits front load Garages.

Proposed Standard: All residences shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.

Rationale: The amendment reflects the Petitioner's intent that all homes will be side load garages. In addition, several of the builders' proposed homes include 3rd car garage options where the 3rd car may face the street, creating a courtyard design typically seen in semi-custom and custom neighborhoods. As a result, the standard includes the ability for this option to be offered throughout the entire neighborhood.

4) Rear Façade Enhancement:

Existing Standard: A patio or deck, of minimum dimensions of 12 feet by 16, shall be installed at the main exit door at the rear of each residence.

Proposed Standard: A patio or deck (a minimum of one hundred and eighty (180) square feet in size); or, a sunroom, screened-in porch, covered patio, or covered porch (lanai) (a minimum of one hundred and forty-four (144) square feet in size), shall be installed at the main exit door at the rear of each residence.

Rationale: The builders have proposed more substantial enhancements on the rear facades of their homes in the way of covered or screen in porches or sunrooms that don't technically qualify as a deck or patio. As a result, this amendment would allow these enhancements to qualify towards meeting this requirement.

5) Architectural Design Feature:

Existing Standard: The PUD Ordinance requires homes incorporate at least four (4) architectural design options as listed in the PUD Ordinance. One of those options includes "Architecturally-enhanced articulated trim mouldings (i.e. fypons above windows)".

Proposed Standard: Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches,

cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the building façade.

Rationale: The amendment is intended to better clarify how enhanced trim is defined to reflect a similar UDO² standard.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the July 20, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action:**

Hold a public hearing at the July 20, 2015, APC meeting.

2. **Recommendation:**

Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

² Article 6.3(C)(iii)(d)(5) of the UDO reads "Minimum five and one-half inch (5-1/2") wide trim around all windows of the Dwelling. Alternative decorative window trim detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Facade."